

# Statement of Information

Sections 47AF of the Estate Agents Act 1980



**39 Grassbird Drive**  
**POINT COOK, VIC 3030**

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*  or range between \$ 620,000 & \$ 650,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$ 695,000 \*House  \*Unit  Suburb

Period - From  to  Source

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 64 Seagrass Crescent, Point Cook, VIC 3030	\$ 628,000	17 Oct 2018
2. 18 Terrene Terrace, Point Cook, VIC 3030	\$ 620,000	13 Oct 2018
3. 54 Honolulu Drive, Point Cook, VIC 3030	\$ 667,000	18 Aug 2018

OR

B\* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~